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MINUTES OF HOUSING AUTHORITY MEETING – SEPTEMBER 2, 2008

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THE WEST VALLEY CITY HOUSING AUTHORITY MET IN REGULAR SESSION ON TUESDAY, SEPTEMBER 2, 2008, AT 7:27 P.M., IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder
Russ Brooks
Carolynn Burt
Joel Coleman
Dennis J. Nordfelt
Corey Rushton
Steve Vincent

Wayne Pyle, Executive Officer
Sheri McKendrick, Secretary

STAFF PRESENT:

Paul Isaac, Assistant City Manager
John Evans, Fire Chief
Joseph Moore, CED Director
Russell Willardson, Public Works Director
Jim Welch, Finance Director
Richard Catten, City Attorney
Kevin Astill, Parks and Recreation Director
Layne Morris, Community Preservation Director
Buzz Nielsen, Police Chief
Aaron Crim, Administration
Jake Arslanian, Public Works Department

1059 **OPENING CEREMONY**

The Opening Ceremony was previously conducted by Dennis Nordfelt who read a humorous story.

1060 **APPROVAL OF MINUTES OF REGULAR MEETING HELD JULY 1, 2008**

The Board read and considered the Minutes of the Regular Meeting held July 1, 2008. There were no changes, corrections or deletions.

After discussion, Ms. Burt moved to approve the Minutes of the Regular Meeting held July 1, 2008, as written. Mr. Nordfelt seconded the motion.

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A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Nordfelt	Yes
Mr. Rushton	Yes
Chairman Winder	Yes

Unanimous.

1061

APPROVAL OF MINUTES OF SPECIAL REGULAR MEETING HELD JULY 8, 2008

The Board read and considered the Minutes of the Special Regular Meeting held July 8, 2008. There were no changes, corrections or deletions.

After discussion, Ms. Burt moved to approve the Minutes of the Special Regular Meeting held July 8, 2008, as written. Mr. Nordfelt seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Nordfelt	Yes
Mr. Rushton	Yes
Chairman Winder	Yes

Unanimous.

1062

RESOLUTION NO. 08-07, APPROVE AGREEMENT BETWEEN WEST VALLEY CITY HOUSING AUTHORITY AND SALT LAKE CITY FOR HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

Executive Officer, Wayne Pyle, presented proposed Resolution No. 08-07 which would approve an Agreement between West Valley City Housing Authority and Salt Lake City for Housing Opportunities for Persons with AIDS (HOPWA).

Mr. Pyle stated the West Valley City Housing Authority had received a \$32,100.00 grant from Salt Lake City for serving the needs of low-income and

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very low-income families who had HIV/AIDS. He also stated the purpose of the grant was to provide housing assistance for one year for up to ten participants.

After discussion, Mr. Nordfelt moved to approve Resolution No. 08-07, a Resolution Authorizing the Execution of an Agreement between West Valley City Housing Authority and Salt Lake City for Housing Opportunities for Persons with AIDS (HOPWA). Mr. Rushton seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Nordfelt	Yes
Mr. Rushton	Yes
Chairman Winder	Yes

Unanimous.

1063

RESOLUTION NO. 08-08, AUTHORIZE SALE OF EIGHTEEN (18) PUBLIC HOUSING SINGLE-FAMILY DWELLINGS OWNED BY THE WEST VALLEY CITY HOUSING AUTHORITY

Executive Officer, Wayne Pyle, presented proposed Resolution No. 08-08 which would authorize sale of 18 public housing single-family dwellings owned by the West Valley City Housing Authority.

Mr. Pyle stated in order for the Authority to meet standards of the Uniform Physical Condition Standards (UPCS) it must do a 100% annual physical inspection of each dwelling and address any deficiencies identified. He indicated repairs and maintenance of the 18 individual homes exceeded the annual funding provided to the Authority to meet those standards, therefore, the program no longer would be cost effective.

The Executive Officer reported though the Housing Authority had met the stringent guidelines set by HUD in maintaining their public housing units, the age and constant repairs found to be necessary on the subject units had exceeded funding. He stated examples of common deficiencies of the single-family dwellings consisted of interior deficiencies, electrical, plumbing, water heaters, furnaces, exterior deficiencies, roof and gutter replacement and repair, sidewalks, driveways, fencing and ground maintenance. He indicated, as explained above, these were costly deficiencies that exceeded yearly funding.

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Mr. Brooks suggested consideration be given to senior housing on property located at 3600 West 3100 South.

Mr. Nordfelt questioned if this would be the right time to sell houses due to existing market conditions.

Mr. Coleman requested recommendations from the Executive Director regarding what would be done with the proceeds from the public housing sales.

After further discussion, Mr. Nordfelt moved to approve Resolution No. 08-08, a Resolution Authorizing the Sale of Eighteen (18) Public Housing Single-Family Dwellings Owned by the West Valley City Housing Authority. Ms. Burt seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Nordfelt	Yes
Mr. Rushton	Yes
Chairman Winder	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE HOUSING AUTHORITY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, SEPTEMBER 2, 2008, WAS ADJOURNED AT 7:33 P.M., BY CHAIRMAN WINDER.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Housing Authority held Tuesday, September 2, 2008.

Sheri McKendrick, MMC
Secretary

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